

1 BILL NO. R-83-11-42

2 DECLARATORY RESOLUTION NO. R-105-83

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 September 1, 1983, to have the following described property de-
7 signated and declared an "Economic Revitalization Area" under
8 Division 6, Article II, Chapter 2 of the Municipal Code of the
9 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
10 12.1, to-wit:

11 The North 128 feet of Lots 542, 543,
12 and 544 in Samuel Hanna's Addition,
13 West part and the North 128 feet of
14 West 40 feet of Lot 79 in the Ori-
15 ginal Plat of the City of Fort Wayne,
including the North 128 feet of the
16 10 foot vacated alley between Lots
542 and 79, all in Fort Wayne, Allen
County, Indiana, containing approxi-
mately 29, 440 sq. ft.;

17 said property more commonly known as Northeast Corner of Main and
18 Harrison Streets, Fort Wayne, Indiana, and with street boundaries
19 of Main Street and Harrison Street.

20 WHEREAS, it appears that said petition should be pro-
21 cessed to final determination in accordance with the provisions
22 of said Division 6.

23 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
24 THE CITY OF FORT WAYNE, INDIANA:

25 SECTION 1. That, subject to the requirements of Section
26 4 below, the property hereinabove described is hereby designated
27 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
28 12.1. Said designation shall begin upon the effective date of
29 the Confirming Resolution referred to in Section 3 of this Resolu-
30 tion and shall continue for one (1) year thereafter. Said desig-
31 nation shall terminate at the end of that one-year period.

32 SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen
County Assessor;

Page Two

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation shall not be approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Mark E. G. Quint

Councilmember

APPROVED AS TO FORM
AND LEGALITY

Bruce O. Boxberger
Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____.M., E.S.T.

DATE: _____

CITY CLERK

Read the third time in full and on motion by _____, seconded by _____, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>2</u>	_____	_____	<u>2</u>	_____
<u>BRADBURY</u>	_____	_____	_____	<u>✓</u>	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 11/22/83

Sandra E. Kennedy
- CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~) (~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. 9-105-83 on the 22nd day of November, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy
CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of November, 1983, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
CITY CLERK

Approved and signed by me this 28th day of Nov, 1983, at the hour of 9 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

JOSEPH CHRISTOFF ATTORNEY-AT-LAW
TRUST ACCOUNT

2110 FT. WAYNE NATIONAL BANK BLDG.
FORT WAYNE, INDIANA 46802

2143

September 2, 19 83

71-19
749

PAY TO THE ORDER OF City of Fort Wayne Clerk

\$ 50.00

The sum of 50 dollars 00 cts

DOLLARS



FORT WAYNE
NATIONAL BANK
FORT WAYNE - INDIANA 46802

FOR Filing Fee - 110 Corp. + 110 Gen

PARTNERSHIP

Joseph Christoff

⑈002143⑈⑈⑈074900194⑈51⑈395⑈684⑈5⑈

NO. 47

19 83

RECEIVED FROM 110 Corporation
Fifty & no/100 DOLLARS

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$

Val Kennedy High

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property Northeast
Corner of Main and Harrison
Streets
- Street Boundaries (if applicable)
Main Street and Harrison Street
2. Legal Description of Property
The North 128 feet of Lots 542, 543, and
544 in Samuel Hanna's Addition, West part
and the North 128 feet of West 40 feet of
Lot 79 in the Original Plat of the City of
Fort Wayne, including the North 128 feet
of the 10 foot vacated alley between Lots
542 and 79, all in Fort Wayne, Allen
County, Indiana, containing approximately
29,440 sq. ft.
3. Township Wayne
4. Taxing District Fort Wayne
5. Current Zoning District B-3-A
general business use
6. Variance Grant (if any) None
15. Current Use of Property
- (a) How is property presently used? Vacant Lot
- (b) What structure(s) (if any) are on the property? None
- (c) What is the condition of this structure/these structures?
N/A
16. Current Assessment on Land and Improvements
- (a) What is the amount of latest assessment? 58,900/land
-0-/improvements
- (b) What is the amount of total property taxes paid the immediate
past year? (indicate amount of land assessment and assessment
on improvements) no property tax was paid as the property was
owned by the Fort Wayne Redevelopment Commission
7. Owner(s) 110 Corporation,
an Indiana corporation, and
110 General Partnership
8. Address of Owner(s)
2110 Fort Wayne National
Bank Building
Fort Wayne, IN 46802
9. Telephone Number (219)
422-1561
10. Agent of Owner (if any)
Joseph Christoff
11. Address 2110 Fort Wayne
National Bank Building
Fort Wayne, IN 46802
12. Telephone Number (219)
422-1561
13. Relationship of Agent to
Owner Resident Agent of
Corporation
14. Instrument Number of
Commitments or Covenants
Enforceable by City (if
any) Incorporated into contract
with Fort Wayne Redevelopment
Commission

17. Description of Project A two floor, 60,000 square foot high quality, energy efficient office building, will be constructed on the site in furtherance of downtown redevelopment. The building will be divided into units and either sold as condominiums or leased. It will enable individual ownership to office and restricted commercial tenants in a complex of this type for the first time in downtown Fort Wayne.

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? September, 1983

(b) When is completion expected? Fall of 1984

19. Cost of project (not including land cost) \$3,080,000.00

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? Approximately 240

(b) What kind of work will employees be engaged in? Office

(c) How many jobs new to Fort Wayne will be created as a result of project completion? Approximately 50

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) Resurfacing of east-west alley between Landing and Main Street, from Harrison to Calhoun Street.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Subject real estate is part of an Urban Renewal Project area

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? Yes, the project involves the construction of a 60,000 square foot office building with extensive landscaping on a vacant lot in downtown Fort Wayne.

(b) Will the project improve or replace a deteriorated or obsolete structure? No; such structures have already been demolished by the Redevelopment Commission

(c) Will the project preserve a historically or architecturally significant structure? No

(d) Will the project contribute to the conservation and/or stability of a neighborhood? No

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes, the office building will be constructed consistent with the character and scale of the existing structures within the block and on the landing, with provisions made for extensive landscaping.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

 Yes X No

25. Financing on Project

What is the status of financing connected with the project?
Construction loan has been approved by Fort Wayne National Bank.

I hereby certify that the information and representations on this Application are true and complete.

110 CORPORATION

By:

Joseph Christoff
Signature(s) of Owner(s)
Joseph Christoff, Vice President & General Partner
(property being acquired by contract with
Fort Wayne Redevelopment Commission)

Date

Sept 2, 1983

FORT WAYNE, IND.

FILED

SEP 01 1983

SANDY KENNEDY
CITY CLERK

FORT WAYNE, IND.
RECEIVED

SEP. 01 1983

SANDY KENNEDY
CITY CLERK

Notice of Public Hearing

Fort Wayne

Common Council

(Resolutions No. R-83-11-42 and R-83-11-41)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 22, 1983 designating property at Northeast corner of Main date address and Harrison - Ft. Wayne, IN. an Economic Revitalization Area.

A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 13, 1983, 7:30 P.M. date, time & place Room 128, City-County Bldg. -Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk



The City of Fort Wayne

November 23, 1983

Ms. Mary Gabet
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of November 26, 1983, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Resolution Nos. R-83-11-35 &
R-83-11-36
Revitalization Area

Resolution Nos. R-83-11-38 &
R-83-11-37
Revitalization Area

Resolution Nos. R-83-11-39 &
R-83-11-40
Revitalization Area

Resolution Nos. R-83-11-42 &
R-83-11-41
Revitalization Area

Please send us 4 copies of each of the above the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,

Sandra E. Kennedy
City Clerk

SEK/ne

ENCL: 4

An Equal Opportunity Employer
One Main Street, Fort Wayne, Indiana 46802

11-22-83

P32 4565021

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED —
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO	
Clark Butler	
STREET AND NO.	
915 College St.	
P.O. STATE AND ZIP CODE	
Fort Wayne, IN	
POSTAGE \$	
CERTIFIED FEE	
SPECIAL DELIVERY	
RESTRICTED DELIVERY	
SHOW TO WHOM AND DATE DELIVERED	
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
RETURN RECEIPT SERVICE	
OPTIONAL SERVICES	
CONSULT POSTMASTER FOR FEES	
TOTAL POSTAGE AND FEES \$	
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

P32 4565031

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED —
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO	
Randall Elliott	
STREET AND NO.	
917 College St	
P.O. STATE AND ZIP CODE	
Fort Wayne, 46804	
POSTAGE \$	
CERTIFIED FEE	
SPECIAL DELIVERY	
RESTRICTED DELIVERY	
SHOW TO WHOM AND DATE DELIVERED	
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
RETURN RECEIPT SERVICE	
OPTIONAL SERVICES	
CONSULT POSTMASTER FOR FEES	
TOTAL POSTAGE AND FEES \$	
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution R-83-11-42

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1, R-83-09-50, as amended.

Said property more commonly known as Northeast Corner of Main and

Harrison.

EFFECT OF PASSAGE Approximately 50 new jobs will be created and the project will help the revitalization of downtown Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$3,080,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____